



**City of Greenville
Planning Commission
Meeting and Public Hearing Overview**

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

Welcome to the Planning Commission Meeting

The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including subdivisions, multifamily residential projects and final development plans. Additionally, the Planning Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan and proposed zoning ordinance and map amendments (“re-zonings”). The Planning Commission usually meets the third Thursday of each month, and as needed for special called meetings. For your convenience and to help you follow along with the meeting, below is an overview of the meeting procedure. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Procedure for Public Comment During Meeting

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission’s action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions (defined as 3 or more lots)
- Applications for multifamily residential developments (e.g. apartments and condominiums)
- Approval of Final Development Plans (FDPs) for PD-Planned Developments
- Applications for street name changes
- Matters pertaining to the Design and Specifications Manual
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance
- Variances to the Stormwater Management Ordinance

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Zoning Ordinance
- Amendments to the Zoning District Map (“re-zonings”)
- Applications involving PD-Planned Developments and FRD-Flexible Review Districts
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s). You can contact the City Clerk’s Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City’s online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today’s meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City’s public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning & Development Services Department or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to FOIA requests under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.



City of Greenville
Planning Commission
Regular Meeting
4:00 PM April 20, 2023

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
 2. Welcome and Opening Remarks from the Chair
 3. Roll Call
 4. Approval of Minutes
 - a. March 14, 2023 Agenda Workshop
 - b. March 16, 2023 Public Hearing
 5. Call for Public Notice Affidavit from Applicants
 6. Acceptance of Agenda
 7. Conflict of Interest Statement
 8. OLD BUSINESS
- A. [SD-23-42](#)
Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) ("Park Hill Townhomes")
9. NEW BUSINESS
- A. [AX-6-2023](#)
Application by Annie Asdal for **ANNEXATION** and **REZONE** of approximately 16.92 acres located at **201 SMYTHE STREET** from PD, Planned development district, in Greenville County to PD, Planned development district, in the City of Greenville. (TM# 0141000300100)
- B. [AX-7-2023](#)
Application by SCI South Carolina Funeral Services, Inc for **ANNEXATION** and **REZONE** of approximately 88.57 acres located at **1 & 25 PINE KNOLL DRIVE** from R-12, Single-family residential district, R-S, Residential suburban district, and C-2, Commercial district in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0275000200300, 0275000200301)
- C. [AX-8-2023](#)
Application by the Brian Schick for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **10 SACO STREET** from R-7.5, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (TM# 0118001300600)
- D. [AX-9-2023](#)
Application by Graham Hardaway for **ANNEXATION** and **REZONE** of approximately 0.82 acre located at **1530 W. WASHINGTON STREET** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# 0025000100101)
- E. [AX-10-2023](#)
Application by the F.A. Johnson II for P.A.S.T.O.R.S., Inc for **ANNEXATION** and **REZONE** of approximately 0.117 acre located at **727 MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (portion of TM# M014030100506)
- F. [SD-23-201](#)
Application by Joseph J. Hunter for a **SUBDIVISION** of 4.75 acres located at **HALTON ROAD AND MALL CONNECTOR ROAD** from 1 LOT to 3 LOTS. (TM# 0260000101300)

G. [MD-23-202](#)

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.99 acres located at **704-722 E. McBee Avenue** for 20 units. ("The McDaniel") (TM# 0064000300200, 006400300400, 0064000300500, 0064000300600, 0064000300700, 0064000300800, 0064000300900)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

May 2, 2023 – PC Special Called Meeting - and/or -

May 15, 2023 – PC Special Called Meeting (if needed)

May 16, 2023 – PC Agenda Workshop

May 18, 2023 – PC Public Hearing

11. Executive Session, if required

12. Adjournment